

086.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

762,300 / 762,300

USE VALUE:

762,300 / 762,300

ASSESSED:

762,300 / 762,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LAFLEUR VINCENT A	
Owner 2: EHLERT ANNE T	
Owner 3:	

Street 1: 156 WESTMINSTER AVE

Street 2:

Twn/Cty: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LAFLEUR VINCENT A -

Owner 2: EHLERT ANNE T -

Street 1: 156 WESTMINSTER AVE

Twn/Cty: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .132 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Clapboard Exterior and 1971 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

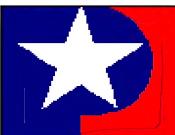
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5750	Sq. Ft.	Site			0	70.	1.03	6									414,752						414,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5750.000	346,800	700	414,800	762,300		54773
							GIS Ref
							GIS Ref
							Insp Date
							09/15/18

**Patriot Properties Inc.****USER DEFINED**

Prior Id # 1:	54773
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	04:55:41
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	086.0-0005-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,800	700	5,750.	414,800	762,300		Year end	12/23/2021
2021	101	FV	335,900	700	5,750.	414,800	751,400		Year End Roll	12/10/2020
2020	101	FV	335,900	700	5,750.	414,800	751,400	751,400	Year End Roll	12/18/2019
2019	101	FV	266,100	700	5,750.	408,800	675,600	675,600	Year End Roll	1/3/2019
2018	101	FV	264,700	0	5,750.	314,000	578,700	578,700	Year End Roll	12/20/2017
2017	101	FV	264,700	0	5,750.	296,300	561,000	561,000	Year End Roll	1/3/2017
2016	101	FV	264,700	0	5,750.	272,600	537,300	537,300	Year End	1/4/2016
2015	101	FV	249,000	0	5,500.	251,500	500,500	500,500	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
LAROCHE LINDA	31158-97		2/24/2000			370,000	No	No	Bought 250SF land from 160 Westminster bk 558				
	24978-520		11/7/1994			34,900	No	No	A				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/12/1995	185	Manual	5,000					ROOF	9/15/2018	MEAS&NOTICE	HS	Hanne S					
									7/2/2015	MLS	EMK	Ellen K					
									3/25/2009	Meas/Inspect	372	PATRIOT					
									7/1/2000	MLS	MM	Mary M					
									1/27/2000	Mailer Sent							
									1/27/2000	Measured	263	PATRIOT					
									8/2/1993		RV						

Sign: VERIFICATION OF VISIT NOT DATA / / /

